

Rebalancing Workgroup MFP/BIP  
MDH L-3 12noon-2pm  
August 7, 2018

Introductions: In Person and Phone

- I. MFP Updates
  - A. Jennifer Miles has resigned as the MFP project director effective July 31, 2018. Rebecca Raggio will be the primary contact for MFP in the interim.
  - B. As of July 15, 2018 MFP is under the direction of Lorraine Nawara, Deputy Director for Community Integration.
- II. Waiver Registry Screen
  - A. The waiver registry now has 22,000 individuals.
  - B. The Schaefer Center has finished contacting all of the individuals on the waiver registry. We are analyzing the results from their screening.
  - C. A more detailed discussion of the data, the history of the waiver registry, and policy changes moving forward will take place at the Community Options Advisory Council Meeting on September 13 from 1-3 pm at MDH in room L-3.
- III. Housing Updates
  - A. MDH Activities
    - a. The Housing Team will continue to provide technical assistance and training to support planners who are assisting individuals referred for the Money Follows the Person Bridge Subsidy program and the HUD Section 811 Project Rental Assistance Program.
    - b. Khadija Ali and Mandi Jackson are in the process of meeting with all 24 support planning agencies in Maryland to educate the staff on the upcoming housing opportunities with the Section 811 Project Rental Assistance Program and the Money Follows the Person Bridge Subsidy Program. They also provide a *Housing Overview Presentation* and answer questions about the MFP demonstration and housing initiatives. They've met with 13 support planning agencies so far and are in the process of solidifying meeting dates and times with the remaining 11 agencies.
  - B. Maryland Partnership for Affordable Housing (MPAH)
    - a. The Advisory Group (made up of representatives from MDH, DHCD, MDOD, DDA, BHA, and the CIL network) continues to meet regularly to discuss the development and implementation of the Harry and Jeanette Weinberg Foundation's Affordable Rental Housing Opportunities Initiative for Persons with Disabilities, The HUD Section 811 PRA Program, and MFP Bridge Subsidy.

- b. The Case Management continues to meet quarterly in-person to provide housing program updates. **Next meeting: August 9, 2018 at The Coordinating Center, 8531 Veterans Hwy, Millersville, MD 21108.**

C. HUD Section 811 Project Rental Assistance Demonstration

- a. Maryland received two funding awards from HUD for Section 811 Project Rental Assistance Demonstration to provide project-based rental assistance to people with disabilities who are low-income, Medicaid recipients between the ages of 18 and under 62 at time of lease signing.

- i. Identified Projects:

- 1. Anne Arundel County**

- a. Berger Square- 8 units – **Leased**
      - b. Towne Courts- 6 units – Spring 2019

- 2. Baltimore City**

- a. 300 North (Warwick Apartments) - 12 units- July 2018
      - b. Riviera Apartments- 5 units- Leasing in process
      - c. Walbrook Mill- 10 units- Spring 2019
      - d. Greenmount & Chase- 9 Units- Summer 2019
      - e. East Baltimore Historic III- 2 Units- In process

- 3. Baltimore County**

- a. Red Run Station- 11 units- Spring 2019
      - b. Preserve at Red Run- 11 units- Summer 2018
      - c. Merritt Station- 11 units- Leasing in process

- 4. Calvert County**

- a. Calvert Hills East- 12 units – Spring 2019

- 5. Frederick City**

- a. Sinclair Way- 11 units- **Leased**
      - b. 520 N. Market St. - 5 units – July 2018
      - c. Orchard at Ballenger Run – 11 units – Early 2020

- 6. Harford County**

- a. Riverwoods at Tollgate- 13 units- **Leased**
      - b. Rock Spring Station- 9 units- Spring 2019

- 7. Montgomery County**

- a. Woodfield Commons- 11 units, Summer 2018
      - b. Scotland Townhomes- 5 units- In Process
      - c. Momentum at Shady Grove- 8 units – Summer 2019

- 8. Prince George's County**

- a. Bladensburg Commons- 15 units- **Leased**
      - b. Brinkley Hill- 5 units- **Leased**
      - c. Parkview Manor- 6 units- Fall 2018

- 9. Queen Anne's County**

- a. Willows at Centerville- 5 units- Summer 2019
      - b. Village at Slippery Hill- 5 units- Spring 2019

- 10. St. Mary's County**

- a. Patuxent Crossing- 5 units – Fall 2018

- 11. Talbot County**

- a. Galloway Meadows- 4 units- In Process
- 12. Washington County**
  - a. Hopewell Station- 4 units- Summer 2018
- 13. Wicomico County**
  - a. Homes at Johnson Pond- 4 units- **Leased**

D. Weinberg Apartments

- 1. Anne Arundel County**
  - a. Heritage Overlook – 3 units- **Leased**
  - b. Towne Courts- 2 units- Spring 2019
- 2. Baltimore County**
  - a. Preserve at Red Run- 2 units- Late 2018
- 3. Dorchester County**
  - a. Hudson Townhomes – 2 units- **Leased**
- 4. Harford County**
  - a. Winston's Choice- 2 units- **Leased**
- 5. Montgomery County**
  - a. Parkview Towers- 5 units- **Leased**
  - b. Woodfield Commons - 2 units- Summer 2018
  - c. Momentum at Shady Grove- 3 units- Summer 2019
- 6. Prince George's County**
  - a. Brinkley Hill – 3 units- **Leased**
- 7. Somerset County**
  - a. Reserves at Somerset- 2 units- **Leased**
- 8. Wicomico County**
  - a. River's Edge- 3 units – **Leased**

E. MFP Bridge Subsidy- *Referring now.*

- a. MFP Bridge Subsidy will be offered throughout Maryland for MFP eligible individuals transitioning from qualified institutions or individuals in the Brain Injury Waiver who are transitioning from ALUs. Eligible applicants must be 18 and older with a maximum household income of \$19,000.
- b. The Bridge Subsidy will be tenant-based, similar to the Housing Choice Voucher (HCV) program. The Bridge Subsidy will provide rental assistance for up to 3 years. Individuals will transition to HCVs after that period with the exception of Montgomery County, which will offer project-based units. Individuals will pay 30% of their income for rent and utilities.
  - i. The following jurisdictions currently participate in the MFP Bridge Subsidy Program

<b>Jurisdiction</b>	<b># of Commitments</b>
Anne Arundel County	7
Baltimore City	15
Baltimore County	10
Carroll County	5
DHCD (Western & Eastern Shore)	18

Easton	5
Hagerstown	5
Harford County	5
Howard County	5
Montgomery County	10
Prince George's County	5
St. Mary's County	5

*\*DHCD includes- Allegany, Caroline, Dorchester, Garrett, Frederick, Kent, Somerset, Talbot, Wicomico, Worcester*

ii. **Jurisdictions without a waitlist for available subsidies:**

1. DHCD : 6 subsidies
2. City of Easton: 2 Subsidies
3. City of Hagerstown: 2 Subsidies
4. St. Mary's County: 5 Subsidies

c. Program Updates:

1. 74 applicants have been referred to DHCD and then to Public Housing Authorities.
2. 37 Applicants moved to the community.
3. 18 applicants are searching
4. 9 of the applicants who are searching have been granted search extensions.
5. 17 Applicants have not received authorization forms and are pending approval from the Public Housing Authority

**Discussion:**

Q: What is the role of MDH and the Housing and Compliance Director within the housing programs?

A: The MFP's Housing and Compliance Director and Housing Specialist are responsible for training Supports Planning Agencies and providing technical assistance to SPAs who are assisting individuals applying for Section 811 PRA, Weinberg, and MFP Bridge Subsidy to help facilitate the transition into housing. The Housing and Compliance Director is the contact for tenant issues with the programs and works with the SPAs, CILs, and/or BHA to help resolve issues that affect tenancy.

Q: Have the tenant issues been a result of tenants not receiving case management or supportive services?

A: Once an individual moves into 811 PRA unit services are voluntary. MDH responds to tenant issues and assists with connecting tenants with services to support their tenancy if they are interested. Not all 811 tenants are MFP participants; MFP coordinates with BHA and DDA when necessary.

Comment: The CILs have been working with a number of 811 and Weinberg applicants and tenants. Providing the level of housing support needed to tenants and applicants is time consuming and the CILs may not have the resources to respond to crisis situations.

Comment: The Older Adult Behavioral Health PASRR Specialists could be a resource to assist with planning and connecting with behavioral health services for tenants being supported by the CILs. (The brochure with contact information will be sent out with the meeting minutes).

Response: MDH and MDOD work with the CILs to connect 811 PRA tenants they are supporting with long-term supports and services, but services are voluntary. The CILs are primarily working with applicants who are in priority category 2, living in deplorable conditions; category 4, homeless; or category 9, generally eligible. Depending on the location and accessibility of an 811 PRA property applicants in lower priority categories may be referred.

#### IV. Transitions

- A. Since the beginning of the program in 2008, MFP has transitioned a total of 3099 (as of 08/07/2018)
- B. Benchmark for CY2018 (January-December 2018) is 394 transitions. In order to reach the 85% threshold, we have to transition 335 individuals by December 31, 2018.
- C. Provided spreadsheet of 2017 vs. 2018 transitions (as of 7/27/2018)
- D. The last MFP transition date will be December 31, 2018.

#### Discussion:

Q: What do you think has contributed to the decline in transitions from this point in time last year?

A: There is a decline in the number of transitions of non-elderly persons with disabilities (PD); there were 83 PD who transitioned at this point in time last year versus 50 PD who have transitioned this year. There could be multiple reasons why a person has not transitioned; lack of affordable housing could be one reason. Only one 811 property with 4 units on the Eastern Shore has leased up in CY 2018, but there are three properties in the Baltimore Region that will be leasing up by the end of this summer that will increase the number of transitions.

Q: Are individuals in nursing facilities being informed about the housing opportunities and being added to the waitlists?

Comment from CILs: The peers are providing individuals with information about the programs and upcoming properties.

A: Khadija Ali and Mandi Jackson have been completing housing training to all of the SPAs to provide information on the housing programs and making sure they are adding to the housing registry. We are finding that even in areas where there are a higher number of individuals in priority one (institutionalized Medicaid recipients) individuals are declining to apply due to location preferences.

Q: Would it help to provide materials with pictures of the actual properties or to encourage individuals to visit the properties before they decline?

A: MDOD and MFP provide property descriptions, floor plans, and pictures, if available, to supports planners when an individual is contacted about a property. Applicants are encouraged to visit the property before signing a lease. MFP housing staff can disseminate more program brochures to the SPAs.

Q: Baltimore County received an options counseling referral for an individual residing in a state psychiatric hospital, we will need more information on services or support that an individual transitioning from this type of setting might need.

A. MFP's Behavioral Health Policy Analyst, Shawn Spurlock, has been working closely with BHA and social workers at the state psychiatric hospitals to identify potential MFP eligible transitions. If options counselors have any questions they can contact Shawn at [Shawn.Spurlock@maryland.gov](mailto:Shawn.Spurlock@maryland.gov). Shawn will be working closely with the hospital social workers, SPAs, LHDs, and Older Adult PASRR specialists.

V. Stakeholder feedback

1. Stakeholders requested information on what activities are currently funded in the FY19 budget. Stakeholders should send data requests directly to Rebecca Raggio at [Rebecca.Raggio@maryland.gov](mailto:Rebecca.Raggio@maryland.gov). The requested information will be sent by e-mail to the LTC Reform Workgroup e-mail list.

*The next meeting is scheduled for Tuesday, October 2, 2018 from 12:30 pm- 2:30 pm in room L-3. Please note the change in time.*